



sansome  george

31 Burrcroft Court, Reading, Berkshire, RG30 2ET
£190,000 Leasehold

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Residential Sales & Lettings

- Retirement Bungalow
- Available to owners over 55 years of age
- Overlooking well tended maintained Residents Gardens
- Well appointed Kitchen
- Modern Shower Room
- No 'Onward Chain' complications
- Convenient location close to bus services & shops
- Living Room with Patio doors to Garden
- 2 Bedrooms
- Residents Parking Area

This purpose built 2 bedroom bungalow overlooks well-tended communal gardens in a popular development exclusive to residents aged over the age of 55 and is located within 1/2 mile of a host of amenities to include The Meadway Shopping Precinct with supermarket, pharmacy, café and various restaurants/takeaways. Also in close proximity is Prospect Park, Lidl, Aldi, Tesco Metro and a bus stop outside the development servicing numerous frequent services including routes to Reading Town Centre which is just over 2 miles away via the A4 Bath Road.

Offered with the advantage of no 'Onward Chain', the accommodation comprises of entrance hall, front aspect 'double' bedroom with two fitted double wardrobes, a versatile separate second bedroom, shower room with white suite, and a generous and naturally light 15' living room with a door to a well appointed rear aspect kitchen and with patio doors opening to the well tended communal grounds.

The property is further complemented by UPVC double glazed windows and electric heating, as well as on site facilities including a residents laundry and 'on call' 24 hour assistance.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Leasehold Information:-

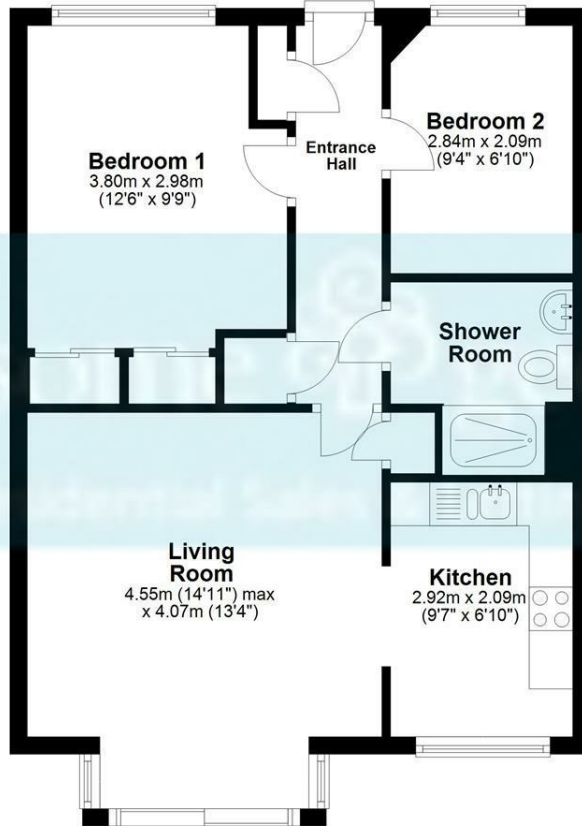
Lease Term:- 125 years from 1994, circa 89 years remaining
 Ground Rent & Management Charges:- £2,643.96 per annum

Reading Borough Council - Band C



Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 53.1 sq. metres (571.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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